



Connells

Colbert Park  
SWINDON



### Property Description

Discover your dream home in this stunning and immaculately presented four bedroom detached family home in the highly desirable, sought-after location in Colbert Park, located in the residential area of Abbey Meads North Swindon. This substantial home on the ground floor has entrance hall, two reception rooms including spacious lounge with modern finishes and dining room, beautiful kitchen with granite work tops, utility room and conservatory on the ground floor. On the first floor you will find four fantastic sized bedrooms with built-in-wardrobes in two of the bedrooms, one bedroom benefiting from an private ensuite shower room and family bathroom. Externally the property has low maintenance enclosed rear garden with artificial grass making the garden look amazing all year round!, Double integral garage for ample storage and driveway parking. The home offers the perfect blend of luxury and functionality. Don't miss your chance to own this exquisite property-schedule a viewing today!

### Ground Floor Accommodation

#### Entrance Hall

Double glazed door to the front aspect. Stairs rising to the first floor accommodation. Storage cupboards. Radiators.

#### Lounge

15' 6" x 11' 6" ( 4.72m x 3.51m )

Double glazed sliding doors leading to the conservatory. Fire place. Television point. Telephone point. Radiator.

### Dining Room

11' 8" x 10' 8" ( 3.56m x 3.25m )

Double glazed window to the front aspect. Radiator.

### Kitchen

15' 11" x 11' 6" ( 4.85m x 3.51m )

Two double glazed window to the rear aspect. Fully fitted kitchen with a range of base and wall mounted units comprising of cupboards and drawers. Belfast single sink with mixer tap. Granite work tops. Integrated double oven, cooker hood and four ring gas hob. Space and plumbing for dishwasher. Radiator.

### Utility Room

8' 3" x 5' 1" ( 2.51m x 1.55m )

Double glazed window to the rear aspect. Double glazed door to the side aspect. Door leading to the integral double garage. Sink with drainer and mixer tap. Base units. Space and plumbing for washing machine. Radiator.

### Conservatory

13' x 11' ( 3.96m x 3.35m )

Double glazed window to the rear and side aspect. Double glazed door to the rear garden. Two Radiators.

### First Floor Accommodation First Floor Landing

Double glazed window to the front aspect. Airing cupboard. Loft access. Radiator.

## Bedroom One

13' 1" x 11' 5" ( 3.99m x 3.48m )

Double glazed window to the rear aspect. Two built-in-wardrobes. Access to ensuite. Radiator.

## Ensuite

Obscure double glazed window to the rear aspect. Three piece suite comprising of Low Level WC, wash hand basin and shower. Storage cupboard. Heated towel.

## Bedroom Two

12' x 11' 2" ( 3.66m x 3.40m )

Double glazed window to the front aspect. Built-in-wardrobes. Radiator.

## Bedroom Three

9' 5" x 8' 10" ( 2.87m x 2.69m )

Double glazed window to the front aspect. Radiator.

## Bedroom Four

8' 7" MAX narrowing to 6' 10" x 6' 2" ( 2.62m MAX narrowing to 2.08m x 1.88m )

Double glazed window to the rear aspect. Radiator.

## Bathroom

Obscure double glazed window to the side aspect. Three piece suite comprising of Low Level WC, shower and wash hand basin with vanity. Fully tiled to all areas.

## External Features

### Garden

Fenced boundaries. Stone boarder. Mainly laid to astro. Patio. Decking area. Gate to the front. Shed.

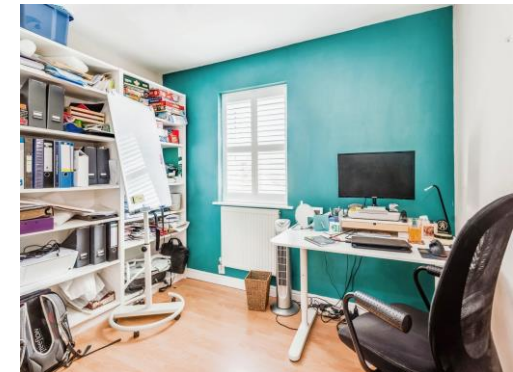
## Parking

Driveway parking

## Double Integral Garage

18' x 17' 3" ( 5.49m x 5.26m )

Two electric roller doors. Power and light. Boiler.









This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

To view this property please contact Connells on

**T 01793 708050**  
**E [swindonnorth@connells.co.uk](mailto:swindonnorth@connells.co.uk)**

Unit B11 North Swindon District Centre Thamesdown Drive  
 SWINDON SN25 4AN

**EPC Rating: C**

Tenure: Freehold

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